

**PROPERTY  
PARTNERS**

**James B  
McDonnell & co**

**WWW.PROPERTYPARTNERS.IE**

**174 PETITSWOOD MANOR  
DUBLIN RD., MULLINGAR  
CO. WESTMEATH**



**Well Appointed 3 Bedroom Semi-Detached Home**

Located overlooking Green Area in Quiet Cul-de-Sac

Within Walking Distance Of Mullingar Town Centre

Master Bedroom Ensuite

Burglar Alarm Installed

Gas Fired Central Heating

**Price Region : €175,000**

**Auctioneers, Valuers, Estate Agents, Insurance Agents**

36/38 Oliver Plunkett Street, Mullingar, Co. Westmeath, Ireland Tel 044 40320 Fax 044 40556

Email [jbmcdonnell@propertypartners.ie](mailto:jbmcdonnell@propertypartners.ie)



**Reference:** 3981

**Address:** 174 Petitswood Manor,  
Dublin Rd.,  
Mullingar,  
Co. Westmeath

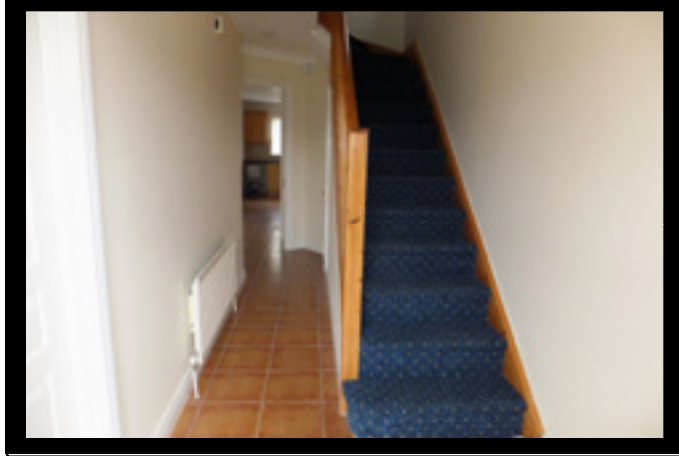
**ACCOMMODATION:**

**Ground Floor**

**Entrance Hall**

17' 0" x 6' 0"  
(5.18 x 1.83)

Phone Point. Tiled Floor.



**Guest Toilet**

4' 10" x 2' 6"  
(1.47 x 0.76)

Tiled Floor. WHB & Toilet

**Kitchen/Dining Area**

21' 0" x 18' 0"  
(6.40 x 5.49)

Cooker/Hob. Plumbed for Dishwasher. Extractor Fan.  
Built-In Wall & Floor Units with Tiled Splash Back. Tiled  
Floor. Patio Door to rear Garden



Utility

5' 6" x 3' 6"  
(1.68 x 1.07)

Plumbed For Washing Machine. Counter Top. Extra Storage Space.



Sitting Room

17' 6" x 11' 6"  
(5.33 x 3.51)

Laminate Timber Flooring. Feature Slate Open Hearth Fireplace with Timber Surround. TV Point & Telephone Point. Feature Bay Window. Coving.



**First Floor**  
**Landing**

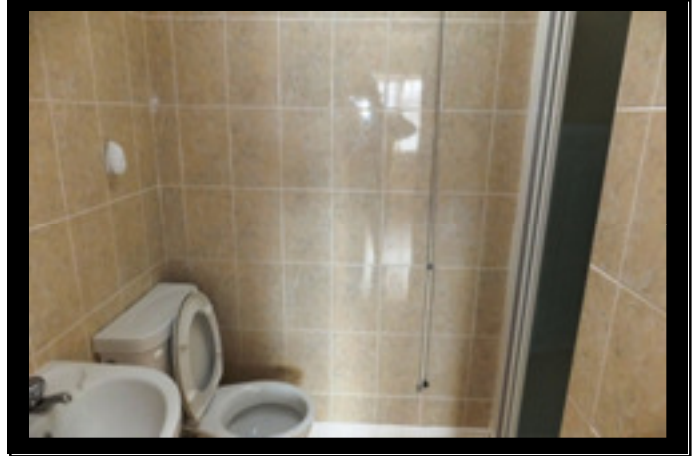
Bright & Spacious with Storage Closet. Hotpress with Immersion Heater for Water & fully shelved.



Bedroom 1 (Master)

4.27 x 2.90  
(14' 0" x 9' 6")

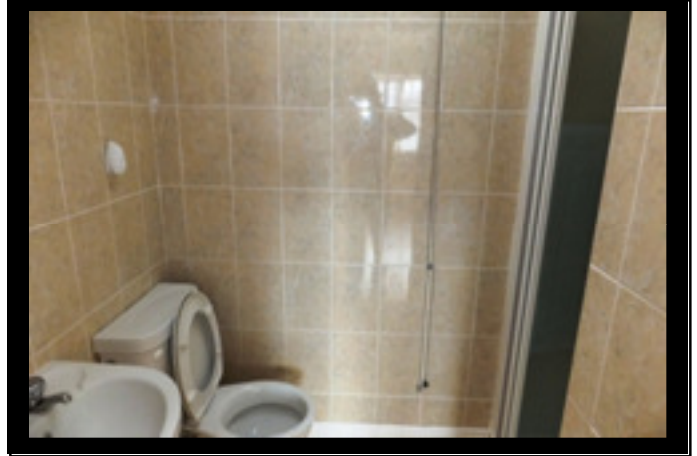
Front Aspect. Bay Window. Built In Wardrobes. Laminate Timber Flooring



En-Suite

5' 0" x 4' 10"  
(1.52 x 1.47)

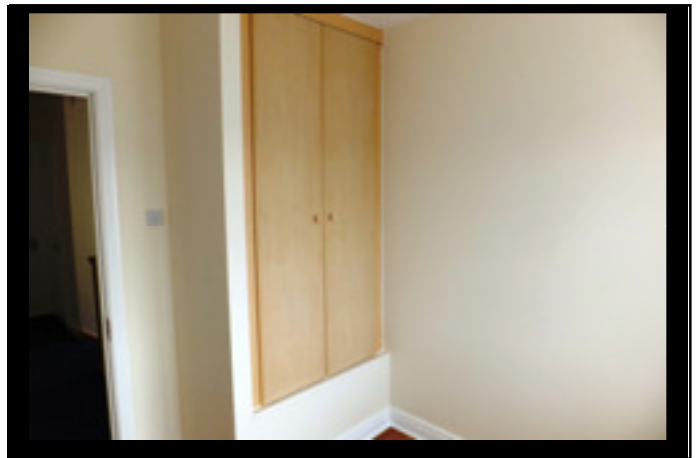
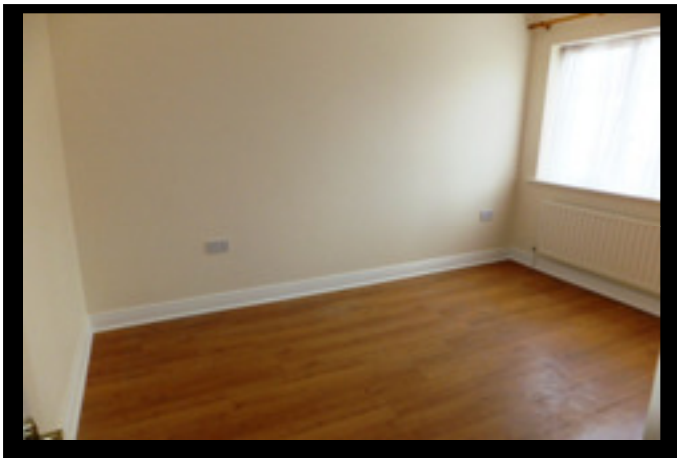
With W.C., W.H.B. & Power Shower. Fully Tiled Floors & Walls



Bedroom 2

12' 10" x 10' 0"  
(3.91 x 3.05)

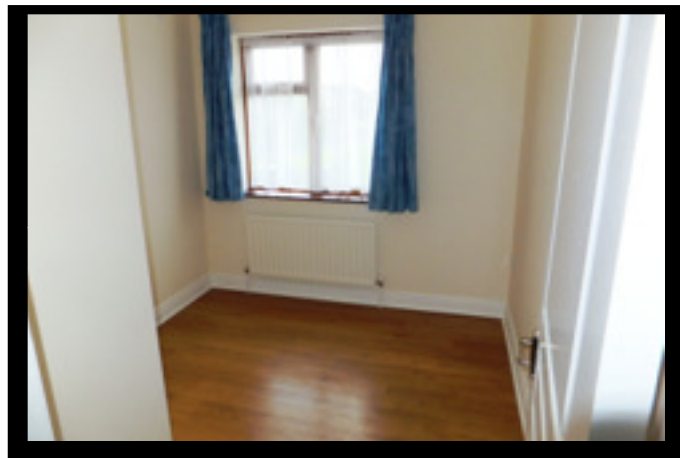
Rear Aspect. Built In Wardrobes. Laminate Wooden Floor



Bedroom 3

8' 9" x 8' 2"  
(2.67 x 2.49)

Front Aspect. Built In Wardrobes. Laminate Wooden Floor





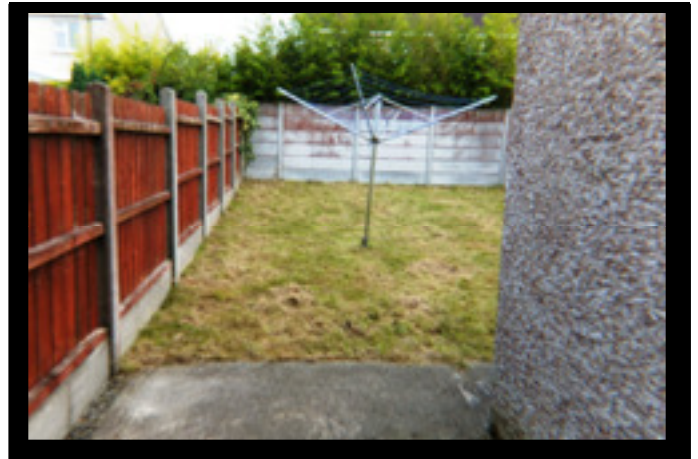
Main Bathroom

8' 6" x 6' 6"  
(2.59 x 1.98)

Fully Tiled Floors & Walls. W.C., W.H.B. & Bath with Telephone Shower.



**Rear Garden**



**Front Aspect**



**Features:**

- Pine Stairs
- Teak Double Glazed uPVC windows to front & White Double Glazed to rear
- Gas Fired Central Heating
- Walking Distance to Town, Schools, Church & Shops
- Burglar Alarm
- Cobble Laid Driveway
- Easy access to M4 Motorway & all other routes

**Viewing:**

Please phone us to set up a viewing. Our opening hours are from 9:30 am to 5:30 pm Monday to Friday